

042.A

0005

0072.1

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

434,400 / 434,400

USE VALUE:

434,400 / 434,400

ASSESSED:

434,400 / 434,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		PALMER ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1: CAHILL JOHN & AUDREY/ TRUSTEES

Owner 2: CAHILL FAMILY REVOCABLE TRUST

Owner 3:

Street 1: 70 PALMER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CAHILL AUDREY & JOHN -

Owner 2: -

Street 1: 72 PALMER ST UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Stucco Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7649											G6	1.				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	434,400			434,400		260936
							GIS Ref
							GIS Ref
							Insp Date
							06/01/18

PREVIOUS ASSESSMENT								Parcel ID	042.A-0005-0072.1	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	428,000	0	.	.	428,000	428,000	Year End Roll	12/18/2019
2019	102	FV	444,700	0	.	.	444,700	444,700	Year End Roll	1/3/2019
2018	102	FV	393,200	0	.	.	393,200	393,200	Year End Roll	12/20/2017
2017	102	FV	358,300	0	.	.	358,300	358,300	Year End Roll	1/3/2017
2016	102	FV	358,300	0	.	.	358,300	358,300	Year End	1/4/2016
2015	102	FV	364,100	0	.	.	364,100	364,100	Year End Roll	12/11/2014
2014	102	FV	347,500	0	.	.	347,500	347,500	Year End Roll	12/16/2013
2013	102	FV	347,500	0	.	.	347,500	347,500		12/13/2012

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
CAHILL AUDREY &	75551-45	1	9/8/2020	Convenience		99	No	No					
GIRONDEL DENIS	43774-292		9/24/2004			345,000	No	No					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/17/2019	1423	Heat App	14,000						6/1/2018	Measured	DGM	D Mann					
1/29/2019	121	Alterati	93,500	O					5/12/2005	External Ins	BR	B Rossignol					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH				Undisplayed Areas: GLA: 1080			
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good														
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 6 - Stucco				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 2 - Hip				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color: BEIGE				A Kits:	Rating:														
View / Desir:				Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1916	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G6	Fact: .			Floor: 1 - 1st Floor															
Const Mod:				% Own: 45.400001526															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%													
Prim Int Wall: 2 - Plaster				Functional:		%													
Sec Int Wall:	%			Economic:		%													
Partition: T - Typical				Special:		%													
Prim Floors: 3 - Hardwood				Override:		%													
Sec Floors: 4 - Carpet	25%			Total:	18.6	%													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY															
Subfloor:				Basic \$ / SQ:	295.00														
Bsmnt Gar:				Size Adj.: 1.35000002															
Electric: 3 - Typical				Const Adj.: 0.98735195															
Insulation: 2 - Typical				Adj \$ / SQ: 393.213															
Int vs Ext:				Other Features: 60500															
Heat Fuel: 1 - Oil				Grade Factor: 1.10															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC:			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 533687															
% Com Wall	% Sprinkled:			Depreciation: 99266															
				Deprecated Total: 434421															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:													
Make:		Model:		Serial #:		Year:													
SPEC FEATURES/YARD ITEMS				Color:															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
PARCEL ID 042.A-0005-0072.1																			
More: N				Total Yard Items:				Total Special Features:				Total:							
AssessPro Patriot Properties, Inc																			
																			